

**Summary of Decisions of the Building Committee  
Building Committee I 21/2013 held on 28.5.2013**

(a) BCI 1 21/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the genuine technical difficulty in obtaining the consent for the commencement of the relevant building works before the expiry of the two-year time limit, the committee agreed to extend the validity period.

(b) BCI 2 21/2013

Issue : Exclusion of car park and the associated driveways/ramps from GFA calculation.

Decision : Having considered the site constraints and the justifications provided by the AP, the committee accepted that the proposed car park was an underground car park and could be disregarded from GFA calculation in line with paragraph 15(b)(vii)(4) of PNAP APP-2.

(c) BCI 3 21/2013

Issues : (i) Exclusion of voids in single-family houses from GFA calculation.  
(ii) Exclusion of rainwater recycling plant room from GFA calculation.

Decisions : (i) Noting that the criteria set out in Appendix A to PNAP APP-2 were complied with, the committee agreed to exclude the voids from GFA calculation.  
(ii) Having considered the design and the function of the proposed rainwater recycling system, the committee agreed to exclude the rainwater recycling plant room from GFA calculation.

(d) BCI 4 21/2013

Issue : (i) Extinguishment, building over and inclusion in site area of an existing lane with the provision of a diversionary lane.  
(ii) Inclusion of the proposed diversionary lane in site area.

Decision : (i) Noting that the existing lane in question was not a required lane under the BO and that a diversionary lane would be provided, the committee raised no objection to the proposed extinguishment, building upon and inclusion in site area of the existing lane for the development subject to the provision of a diversionary lane.

- (ii) Noting that the proposed diversionary lane was not required under the BO for the proposed development, the committee had no objection to the inclusion of the proposed diversionary lane in site area.

(e) BCI 5 21/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the genuine technical difficulty in obtaining the consent for the commencement of the relevant building works before the expiry of the two-year time limit, the committee agreed to extend the validity period.

(f) BCI 6 21/2013

Issue : Tunnel building under a street.

Decision : Noting that there was no objection from relevant outside departments, the committee agreed to grant an exemption under BO s31(1) to permit the proposed tunnel to be built under a street.

(g) BCI 7 21/2013

Issue : Validity period of modification / exemption.

Decision : Having considered the AP's justifications and the genuine technical difficulty in obtaining the consent for the commencement of the relevant building works before the expiry of the two-year time limit, the committee agreed to extend the validity period.

(h) BCI 8 21/2013

Issue : Application for hotel concession.

Decision : Noting that the proposal generally complied with the criteria set out in PNAP APP-40, and there was no objection from concerned departments, the committee agreed to the granting of hotel concession under B(P)R 23A.